



GENERAL INFORMATION

This exceptional detached home offers a rare opportunity to own a unique and individually designed three-bedroom property in one of Swansea West's most desirable residential areas. Located just a gentle five-minute walk from Singleton Hospital and Swansea University, it enjoys a perfect balance of convenience, character and charm.

Originally built in the early 1900s, the property has been lovingly extended and transformed in recent times into the superb family home it is today. It retains its historic character while offering modern comfort and space.

The ground floor features an outstanding sitting room with bi-fold doors onto the rear patio, a very well-appointed kitchen/diner, a formal lounge, and a convenient downstairs cloakroom.

Upstairs, there are three spacious bedrooms, including a luxurious principal bedroom with en-suite and walk-in wardrobe, as well as a contemporary family bathroom.

Externally, the property benefits from excellent off-road parking and multiple inviting patio areas—perfect for relaxing or alfresco dining in a peaceful setting.

Set in the heart of Derwen Fawr, a highly sought-after location, the home offers easy access to Swansea, Mumbles, and the stunning Gower Peninsula. Just two miles away, Mumbles offers boutique shopping, award-winning restaurants, and a vibrant seaside atmosphere, while Swansea city centre provides excellent retail, dining, and entertainment options.

The area is also served by top-rated schools, scenic parks, and outstanding leisure and healthcare facilities—making this a truly ideal place to call home.

FULL DESCRIPTION

GROUND FLOOR

HALL
13'11" x 7'4" (4.26 x 2.26)

LOUNGE
14'1" x 13'0" (4.31 x 3.98)

KITCHEN/DINING ROOM
25'0" max x 12'3" max (7.64 max x 3.75 max)

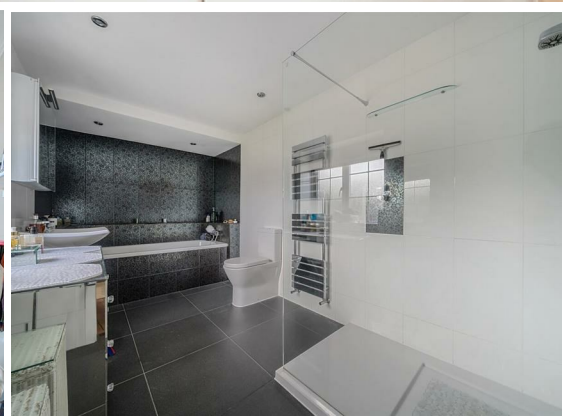
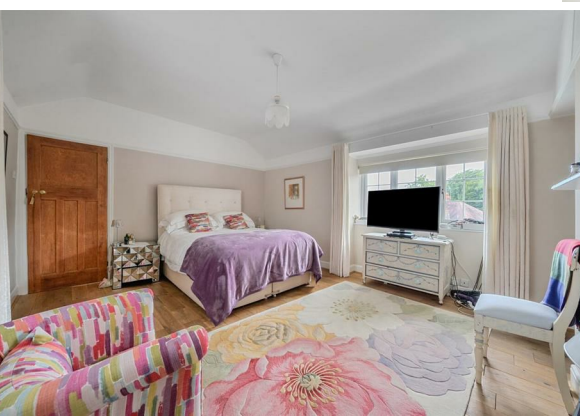
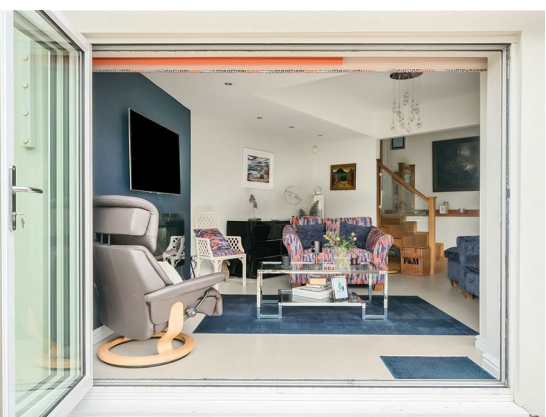
SITTING ROOM
21'2" x 19'1" (6.47 x 5.82)

REAR HALL

DOWNSTAIRS CLOAKROOM

FIRST FLOOR

LANDING



BEDROOM 1
15'2" x 12'3" (4.63 x 3.75)

ENSUITE BATHROOM

WALK-IN WARDROBE

BEDROOM 2
14'0" x 13'1" (4.29 x 3.99)

BEDROOM 3
8'11" x 9'0" (2.73 x 2.76)

FAMILY BATHROOM

EXTERNAL
Multiple sit out patio areas.

PARKING
Driveway parking to front.

TENURE
Freehold

EPC
D

COUNCIL TAX
G

SERVICES
Mains gas, electric, water (metered) & drainage.

There is currently broadband available at the property via BT. Please refer to the Ofcom checker for further coverage information.

There are no known issues with mobile coverage using the vendors current supplier Vodafone. Please refer to Ofcom checker for further information.

